

10. EXISTING LAND USE

Culpeper County's current pattern of land use is the result of its history and location. At its inception, the County was agrarian in nature, with small rural communities developing at the crossroads. The Town of Culpeper, located at the approximate geographic center of the County, became the County Seat in 1759, and is the only incorporated town in the County. The Town of Culpeper continues to function as the business, commercial, service and cultural center for the County of Culpeper.

In more recent years, Culpeper County has become an integral part of the Northern Virginia/Washington, D.C. economy. The rural nature of the county is being encroached on as more families seek rural areas in which to live and more affordable housing. The widening of Interstate 66 and other road improvements have aided the immigration to the County, which in turn has influenced the rural versus urban setting and the demand for services.

The total land area within the boundaries of Culpeper County is approximately 381 square miles or 243,840 acres. The Town of Culpeper encompasses approximately 6.7 square miles or 4,342 acres. The existing land uses in the County are distributed among the categories of land use identified in this chapter (see Map 10.A). Please note that although a parcel of land may have a particular land use on it, its zone may not match because the use existed prior to the zoning ordinance, or subsequent amendments to the zoning ordinance. Such uses are generally considered legal, non-conforming (grandfathered).

AGRICULTURAL / FORESTAL

Agricultural and forestal land uses comprised approximately 63.1 percent of the total land area in Culpeper County in 2003. This is a decrease of approximately 3.5 percent over the last five years. Agricultural land using land use taxation encompasses 40.2 percent of the county, while forestal use encompasses 22.9 percent (see Table 10.1).

TABLE 10.1

LAND USE TAXATION

	Acres	% of Land Use	% of County
Total Acres in Land Use	153,920.56	100	63.1
Agricultural Use	97,948.99	63.6	40.2
Forestal Use	55,920.56	36.4	22.9

RESIDENTIAL

Residential land use comprises a growing percentage of the total land area in Culpeper County. Table 10.2 below indicates the total acreage of parcels with dwellings on them. Note that the acreage in Table 10.2 includes some overlap with the acreage in Table 10.1, as some parcels with dwellings are large agricultural or forestal parcels.

Table 10.2
Acreage With Dwellings

<u>Zone</u>	<u>Acreage</u>
A – 1	57,966
R A	25,367
RR	84
R – 1	8,340
R – 2	386
R – 3	253
R – 4	15
Total	92,411

COMMERCIAL

Commercial land use remains a small component of overall land use in the County. The commercial base for Culpeper County lies within the Town corporate limits. As of 2004 this circumstance appears to be changing. Major retailers and new shopping centers are being planned which will dramatically change the 2004 figures shown in Table 10.3 below.

Table 10.3
Commercial Acreage With improvements

<u>Zone</u>	<u>Acreage</u>
C – 2	132
C C	2
C S	16
O C	0
V C	0
H 1	4
Total	154

INDUSTRIAL

Industrial land uses in the County consist of light manufacturing, warehouses and warehouse distribution centers, trucking facilities, quarries and other similar facilities. Industrial growth in Culpeper County has been minimal over the last ten years. Table 10.4 below provides industrial acreage with improvements. It should be noted that a significant portion of the acreage in Table 10.4 is actually commercial uses lying within industrial zones.

Table 10.4
Industrial Acreage With Improvements

<u>Zone</u>	<u>Acreage</u>
H I	114
L I	35
M – 1	214
M – 2	<u>165</u>
Total	528

INSTITUTIONAL / ASSEMBLY

Institutional land uses consist of publicly owned property such as the Warrenton Training Center, the National Audio-Visual Conservation Center, Coffeewood Correctional Facility, and the local public schools and government offices. Other institutional or assembly uses include the Virginia Baptist Home; Childhelp, Inc.; numerous churches located throughout the County and the Culpeper Memorial Hospital located in the Town of Culpeper.

TRANSPORTATION / PUBLIC

Public Land use consists of approximately 3,500 acres of public right-of-ways located throughout the County. Also included under public land use is the Culpeper Regional Airport (T. I. Martin Air Field) and the Culpeper County Solid Waste Transfer Station.

PARCEL DATA

Table 10.5 sets forth the acreage and number of parcels in each of four categories: (1) County-wide, (2) Agricultural, (3) Rural Area, and (4) Residential. Each category not only indicates the total number of parcels, but also the number of parcels in each range of size. This data is current to January 2004.

Table 10.5

			<u>County Wide</u>		Vacant & Misc.	
<u>Acreage</u>	<u># of Parcels</u>	<u>%</u>	<u>Parcels w/ Dwellings</u>	<u>%</u>	<u>Struct. Parcels</u>	<u>%</u>
0 - 5 Acres	8,910	62%	6,023	42%	2,887	20%
5 - 10 Acres	1,778	12%	1,054	7%	724	5%
10 - 25 Acres	1,795	13%	968	7%	827	6%
25 - 100 Acres	1,264	9%	531	4%	733	5%
100 Acres	590	4%	212	1%	378	3%
Totals	14,337	100%	8,788	61%	5,549	39%

Parcel Data (Jan. '04)

			<u>Agricultural</u>		Vacant & Misc.	
<u>Acreage</u>	<u># of Parcels</u>	<u>%</u>	<u>Parcels w/ Dwellings</u>	<u>%</u>	<u>Struct. Parcels</u>	<u>%</u>
0 - 5 Acres	2,063	38%	1,333	46%	730	13%
5 - 10 Acres	1,045	19%	610	21%	435	8%
10 - 25 Acres	1,027	19%	455	16%	572	10%
25 - 100 Acres	953	17%	338	12%	615	11%
100 Acres	400	7%	169	6%	231	4%
Totals	5,488	100%	2,905	53%	2,583	47%
% of County Total Parcels		38.3%		20.3%		18.0%

			<u>Rural Area</u>		Vacant & Misc.	
<u>Acreage</u>	<u># of Parcels</u>	<u>%</u>	<u>Parcels w/ Dwellings</u>	<u>%</u>	<u>Struct. Parcels</u>	<u>%</u>
0 - 5 Acres	2,976	63%	2,178	46%	798	17%
5 - 10 Acres	559	12%	300	6%	259	5%
10 - 25 Acres	719	15%	398	8%	321	7%
25 - 100 Acres	395	8%	163	3%	232	5%
100 Acres	88	2%	37	1%	51	1%
Totals	4,737	100%	3,076	65%	1,661	35%
% of County Total Parcels		33.0%		21.5%		11.6%

			<u>Residential (R-1)</u>		Vacant & Misc.	
<u>Acreage</u>	<u># of Parcels</u>	<u>%</u>	<u>Parcels w/ Dwellings</u>	<u>%</u>	<u>Struct. Parcels</u>	<u>%</u>
0 - 5 Acres	2,973	85.9%	2,207	63.7%	766	22.12%
5 - 10 Acres	245	7.1%	148	4.3%	97	2.80%
10 - 25 Acres	178	5.1%	91	2.6%	87	2.51%
25 - 100 Acres	55	1.6%	21	0.6%	34	0.98%
100 Acres	12	0.35%	4	0.12%	8	0.23%
Totals	3,463	100%	2,471	71.4%	992	28.6%
% of County Total Parcels		24.2%		17.2%		6.9%

EXISTING ZONING

Development in the County of Culpeper is regulated by the Zoning Ordinance and the official zoning map. The map identifies the location of various zoning districts which are regulated by the text of the Zoning Ordinance. The text of the Zoning Ordinance sets forth use limitations, bulk regulations such as setbacks and minimum lot size, and the procedures and permits for land development. There are currently twenty-one different zoning districts in Culpeper County: two agricultural, six residential (including RMH), seven commercial, four industrial and the Planned Unit Development District (PUD) and Planned Business District for mixed use development. Prior to November 6, 1991, there were only two commercial districts and two industrial districts. Those districts have been repealed, but remain on the official map. Table 10.6 lists the nineteen existing zoning districts currently on the map, along with the acreage currently zoned for that district and the percentage that district encompasses within the County. The Residential Mobile Home District (RMH), and the Shopping Center (SC) District not included in the Table due to the minimal amounts of land zoned as such.

Culpeper County undertook a County-wide rezoning which was adopted in May of 1989. This rezoning not only reclassified large areas of land, it revised the text including changing the bulk regulations of existing districts. The new districts, added in November 1991, were: Convenience Center District (CC), Village Center Commercial District (VC), Commercial Services District (CS), Office Commercial District (OC), Shopping Center District (SC), Light Industry -Industrial Park District (LI), and Heavy Industrial District (HI).

The use of these districts is a key component for implementation of the Future Land Use Plan and the Village Center concept. The Zoning Ordinance provides specific criteria for each of these districts. The Planned Unit Development District (PUD), a key component for Village Center implementation, was adopted on December 3, 1991. This district supports the Village Center concept and is intended to accommodate the development of large tracts of land and to provide incentives for design and flexibility and the creation of a more desirable, coordinated living environment than would be possible under the strict application of traditional zoning. The regulations of this district are intended to recognize that changing community and land use trends have created a need for a consolidated zoning district which promotes an integrated, planned community within which commercial, office, light industrial, research and development, residential, recreational and a variety of uses are conveniently linked. The PUD is intended to supplement the Village Center concept. It is important however, that any PUD complement, and not compromise, a Village Center.

The process of establishing zoning classifications for Culpeper County has been an ongoing process. The first Zoning Ordinance was adopted by the Board of Supervisors on December 5, 1967. Because zoning is an ongoing process, the use of a parcel and its existing zoning may not always match. If the use was established prior to the Zoning Ordinance, it is classified as a legal nonconforming use and may continue until such time as the owner wishes to alter or change the building or the property upon which the use is located. Land zoned prior to an amendment to the Zoning Ordinance which

deletes or alters that zone may also be considered “grandfathered”. The Zoning Ordinance explicitly identifies the repealed districts and details the status of those districts.

Table 10.6
Zoning District Acreage

Agricultural			
District	Acreage	% of Total	% of County
A – 1	156,459.20	73.4%	64.2%
RA	57,009.70	26.5%	23.4%
Total	213,468.90		87.6%

Residential			
District	Acreage	% of Total	% of County
R – 1	15,416.50	89.3%	6.4%
R – 2	1,346.50	7.8%	0.5%
R – 3	445.30	2.6%	0.2%
R – 4	64.00	0.3%	0.0%
RR	146.50	0.1%	0.1%
Total	17,468.90		7.2%

Planned Devel.			
District	Acreage	% of Total	% of County
PUD	854.30	89.5%	0.4%
PBD	99.70	10.5%	0.0%
Total	954.00		0.4%

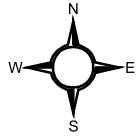
Commercial			
District	Acreage	% of Total	% of County
C2	736.5	73.8%	0.4%
CC	51.1	5.1%	0.0%
CS	26.3	2.6%	0.0%
OC	50.0	5.0%	0.0%
VC	128.5	12.9%	0.0%
H1	6.2	0.6%	0.0%
Total	998.6		0.4%

Manufacturing			
District	Acreage	% of Total	% of County
M – 1	1,044.80	33.1%	0.4%
M – 2	1,263.70	40.0%	0.5%
LI	463.90	14.7%	0.2%
HI	385.30	12.2%	0.2%
Total	3,157.70		1.3%

Town	4,342.00	1.8%
R-O-W & Misc.	3,500.00	1.4%

Grand Total 243,840 100%

10.A - CULPEPER COUNTY EXISTING LAND USE



LEGEND

Parcels

- SFD Urban (Town)
- SFD Suburban (County)
- Multi Family
- Commercial/Industrial
- Agricultural (20-100 Ac)
- Agricultural (100+ Ac)
- Federal Government
- State Government
- Local Government
- Religious
- Charitable
- Educational
- Other
- State Corporation Commission

DATA PROVIDED BY CULPEPER
COUNTY COMMISSIONER OF THE
REVENUES OFFICE

4 0 4 8 Miles